



## Community Development ~ April 2025

### *Overview*

During this reporting period, the Building Department issued 14 building permits. These permits generated \$15,693 in fees and correspond to a total valuation of \$1,571,000. Three new Single-Family Residence (NSFR) permits were issued. NSFR permits alone accounted for \$8,907 in fees, with a combined valuation of \$1,070,000.

### *Key Highlights*

Total Permits Issued: 14 permits

Total Fees Collected: \$15,693

Total Valuation: \$1,571,000

NSFR Permits:

Permits Issued: 3

NSFR Fees Collected: \$8,907

NSFR Valuation: \$1,070,000

### *Analysis*

The NSFR permits constituted a significant portion of the monthly activity, representing more than half of the total fees collected and about 68% of the total valuation. This indicates a strong focus on new single-family housing developments, which could reflect ongoing growth in residential construction. The remaining 11 permits accounted for \$6,786 in fees and a valuation of \$501,000, representing various smaller-scale or non-residential projects.

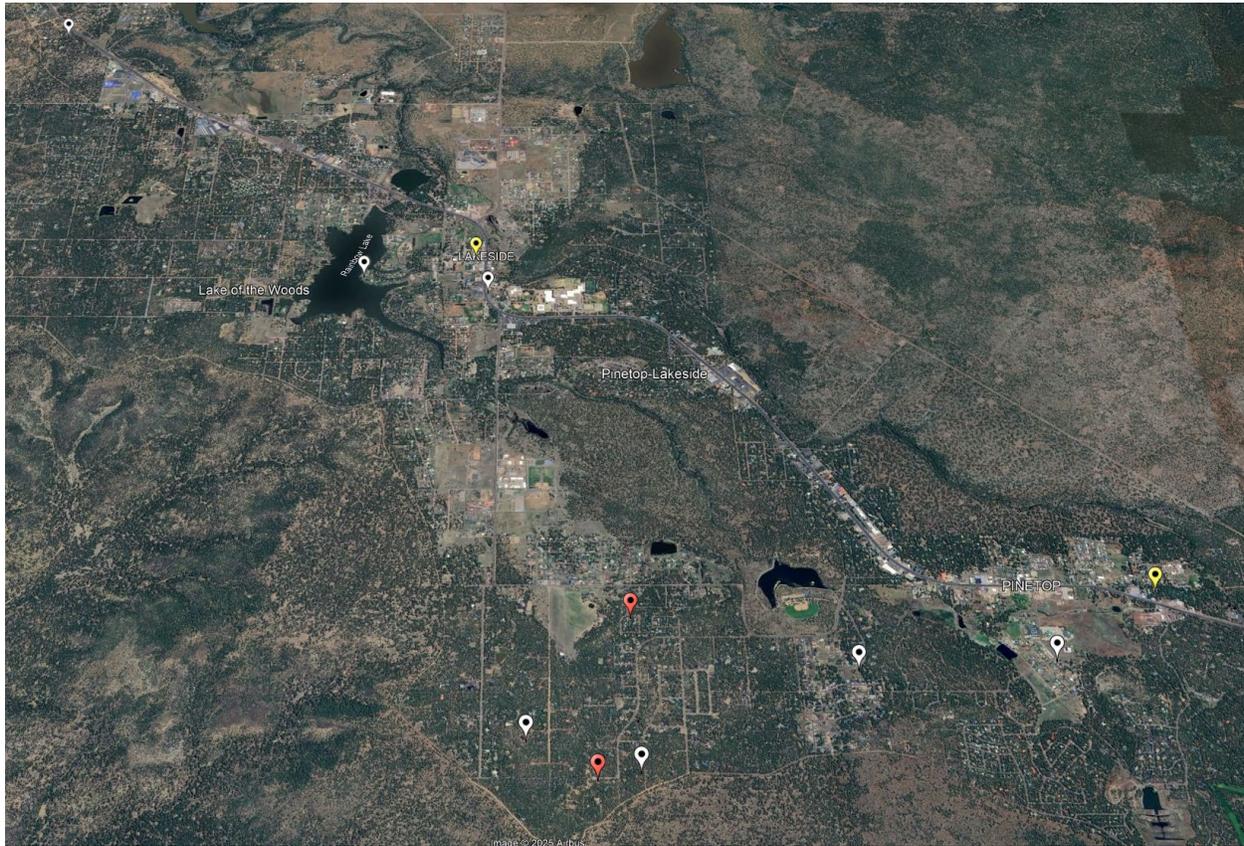
The continued issuance of NSFR permits highlights the demand for new housing in the area. The valuation and fees reflect stable or increasing investment in the local construction sector.

### *Conclusions*

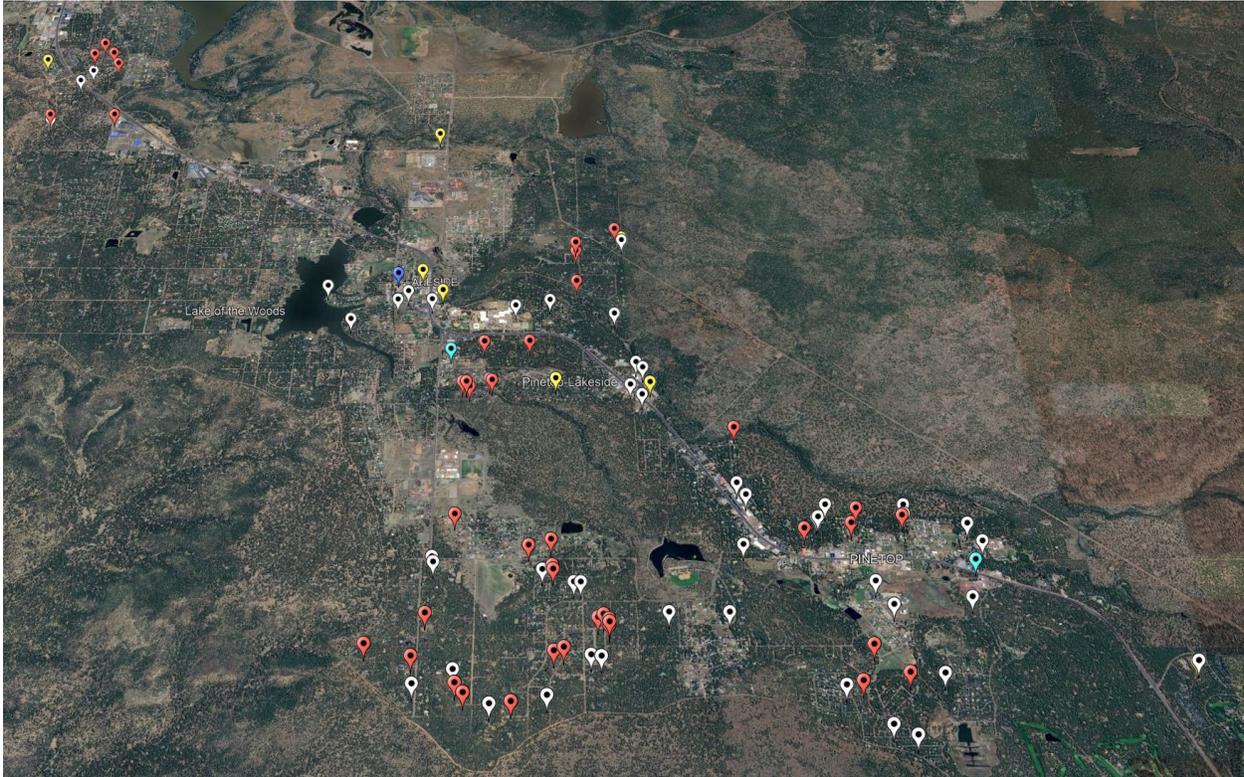
The data from this month demonstrates steady activity within the building department, with NSFR permits continuing to play a significant role. Monitoring these trends in the upcoming months will provide a clearer picture of the region's construction and housing market dynamics.

### Monthly Inspections

	Site	Footing	Stem	Slab	Floor	Shear	Roof	Rough	Insulation	Drywall	SES	Gas	Final	Misc.	Solar	
Jan-25	1	3	2	1	2	1	3	6	3	2	8	4	4	4	4	48
Feb-25	1	9	2	2	2	3	5	10	2	7	4	1	4	8	0	60
Mar-25	7	6	4	5	1	2	2	14	3	6	4	4	4	9		71
Apr-25	8	8	6	8	8	3	4	14	3	7	1		2	8		80
<b>Total Inspections</b>	<b>35</b>	<b>73</b>	<b>36</b>	<b>39</b>	<b>29</b>	<b>23</b>	<b>28</b>	<b>88</b>	<b>28</b>	<b>49</b>	<b>54</b>	<b>27</b>	<b>59</b>	<b>56</b>	<b>9</b>	<b>259</b>



**April Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers**



**Ongoing Active Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers, Blue=PD**

## **Business Licenses and Other Permits**

### *Overview*

#### **Business Licenses Issued:**

During the month of April, various business licenses and permits were issued, reflecting the economic activity and entrepreneurial growth in the area. The businesses range across multiple industries, including construction, home goods, education advocacy, and system integration. Below is a detailed synthesis of the types of businesses and permits recorded.

#### **Business Summaries**

##### **1. BORI BARBER ACADEMY**

BORI Barber Academy is a licensed barber college dedicated to providing professional training and education for aspiring barbers. The institution offers comprehensive courses that cover barbering techniques, safety protocols, and industry standards, equipping students with the necessary skills and certifications to succeed in the trade.

##### **2. Lovely Bear LLC**

Lovely Bear LLC is a unique restaurant that takes pride in offering a warm and inviting atmosphere paired with delicious, carefully crafted meals. The restaurant focuses on using fresh, high-quality



ingredients to create a menu that blends traditional flavors with modern twists. With an emphasis on excellent customer service, Lovely Bear LLC provides a memorable dining experience for every guest. Whether for a casual meal or a special occasion, it's a place where people come together to enjoy great food and company.

### 3. EP Construction, LLC

EP Construction, LLC is a trusted residential and small commercial contractor dedicated to delivering high-quality construction services. Known for their expertise and attention to detail, they specialize in building, renovating, and remodeling spaces that meet the unique needs of their clients. Whether it's a custom home, a small commercial facility, or a renovation project, EP Construction, LLC prides itself on providing reliable craftsmanship and exceptional customer service. With a commitment to efficiency and excellence, they aim to bring clients' visions to life within budget and on schedule.

### 4. Weichert Realtors® Sunset Peaks

Weichert Realtors® Sunset Peaks is a trusted real estate company dedicated to helping clients easily buy and sell homes. Known for their personalized service and expertise in the housing market, they guide clients through every step of the process to ensure seamless transactions. Additionally, Weichert Realtors® Sunset Peaks will soon expand its offerings with a dedicated property management department, allowing it to provide comprehensive services for property owners and renters alike. Whether you're searching for your dream home or need professionals to manage your property efficiently, Weichert Realtors® Sunset Peaks is committed to delivering exceptional results.

### 5. Native Women Scholars

A nonprofit initiative aimed at raising funds to support Native American women pursuing higher education.

### 6. Marin Ramirez LLC

Focuses on handyman services and construction projects, providing essential services for home and property improvement.

### 7. Hummingbird House White Mountains

Specializes in home decor and home goods, catering to homeowners and decorators with quality products.

### 8. Weber Restoration, LLC (DBA Weber Signature Home Builds)

A licensed General B Residential Contractor that specializes in home building and remodeling services.

### 9. Pavion Corp.



Operates as a system integrator, providing solutions for technology and system implementation.

## Permits Issued

- **Single Vendor Permits:**
  - 18 single vendor permits were issued, authorizing operations for individual vendors. This indicates a strong presence of small-scale businesses and short-term commercial activities in the area.
- **Annual Vendor Permits:**
  - 9 annual vendor permits were granted, providing businesses with long-term permissions to operate. This suggests ongoing commercial stability and growth for established vendors in the community.

## Insights and Key Takeaways

- **Industry Diversity:**

The array of businesses highlights a diverse economic landscape. Industries include construction, retail, education advocacy, and technology, indicating a balanced and versatile economic base.

- **Focus on Residential Development:**

Several businesses, such as Weber Restoration, LLC, and Just Right Living LLC, emphasize residential construction and property management, which reflects an ongoing demand for housing and home improvement services in the region.

- **Support for Education and Community Growth:**

The presence of organizations like Native Women Scholars demonstrates a focus on community support and education, showcasing efforts to uplift underrepresented groups.

- **Active Vendor Participation:**

The issuance of single and annual vendor permits indicates a thriving marketplace environment and reflects active participation from both short-term and long-term vendors.

## Recommendations

- Continue fostering partnerships with small and medium-sized businesses to support local economic growth.
- Monitor industry-specific trends to accommodate areas of high demand, such as home construction and technology integration.



- Evaluate permit requirements and processes to ensure ease of access for vendors and aspiring entrepreneurs.

This report provides an overview of the business licenses and permits processed in April, showcasing the region's vibrant economic landscape and its potential for sustained growth.

### *Summary*

The above report highlights key strategies and trends related to business licenses and permits in the town. It also highlights the region's thriving economic landscape, as evidenced by the high volume and diversity of licenses processed in April, underscoring the area's potential for continued success.

## **Code Enforcement**

### *Overview*

- Investigated multiple lighting complaints and found all to be in compliance with no violations.
- Issued a Notice of Non-Compliance to a property at Malapai & Evergreen for furniture stored at the front of the house. The property owner promptly removed the furniture.
- Addressed a 5' x 8' trailer filled with household refuse by issuing a Notice of Non-Compliance for its removal, which the property owner complied with.
- Several properties on OC Drive and Hahn Drive were found in violation of property maintenance standards, prompting concerns from residents. Cleaning up these areas will require significant efforts and may involve support or civil standby from PLPD.
- Contacted the owner of Lotus Garden to clean up trash, appliances, and debris around the dumpster at the rear of the property, which is visible from the front of the building.
- Notified the owners of El Patron about a second vehicle placed for sale in their parking lot. They were informed that a third vehicle would require a dealer's license/permit.
- Removed multiple unauthorized signs from Buck Springs and Pineview on Highway 260.
- Addressed several property maintenance complaints related to fire hazards by sending letters of Non-Compliance to the respective property owners.
- Collaborating with PLPD, posted a 72-hour removal notice on a trailer illegally parked at the corner of Aspen and Hahn. The trailer was removed the following day.



- Spoke with and later met the Wright family in Summer Haven regarding a complaint about a property on Powder Horn.
- Removed and disposed of three makeshift feral cat shelters (coolers) left at Northwoods Plaza.
- Scheduled a meeting with the property owners on Powder Horn to discuss steps for resolving a Property Maintenance complaint and gaining compliance.
- Met with Sonny Penrod, who agreed to screen the open area of his fence along McCoy Drive.
- Replacing the current Code Enforcement Citation with an updated version modeled after the Navajo County Code Enforcement Citation for improved clarity and effectiveness.
- Ponderosa Waste representative Wade Gardner contacted Frank Young to obtain a Demo Permit for the Earl House.

## Planning and Zoning

Although no meetings were held in April, staff are exploring the possibility of revising Chapter 17.96, Forest Health and Fire Protection, of the town code.

"Forestry stands as a guardian, reminding us to prepare today to save the forests of tomorrow." – Unknown

Jeremiah Loyd, P.E.  
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